

JOINT VILLAGE BOARD MEETING AND PLAN COMMISSION MEETING – May 19, 2014

Village President Jeff Flaws called the Regular Village Board meeting to order at 7:00 p.m.

Members Present: Jeff Flaws, Dave Lang, Eugene Mayernick, Wolfgang Henschik, John Reinbold and Ken Mace

Also Present: Clerk Tamez; Deputy-Clerk Wigderson; Michael Wegner, 614 Mt. Snowdon Road; Uriah Wolfe, 657 Stourbridge Place; Wilfredo Barreto, 1048 Criglas Road; and Kelly O'Donnell, Attorney Don Murn and Mark & Sue Neumann, for The Lincolnshire Development

Excused: Risa Kuhlman

The Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Jeff Roth. Members Present: John Meyer, Jeff Flaws, Wayne McStrack, Alan Theis, Patrick Hess and Dave Jennings.

Clerk Tamez noted that proper notice of both meetings had been posted in accordance with the open meeting laws of the State of Wisconsin.

PUBLIC COMMENTS

No comments were received.

APPROVAL OF MINUTES

Board members approved the minutes of the Village Board meeting of May 5, 2014, and acknowledged receipt of the March 10, 2014, Park Commission meeting minutes and waived reading thereof on a motion by Trustee Lang, second by Trustee Mayernick, passed.

REVIEW OF THE SITE PLAN, PRELIMINARY AND FINAL PLAT, PRELIMINARY DEVELOPMENT PLAN, LANDSCAPING PLAN AND THE PLANNED UNIT DEVELOPMENT AGREEMENT FOR THE LINCOLNSHIRE DEVELOPMENT, 17-ACRE PARCEL ON HIGHWAYS 18 AND 83, DEVELOPER MARK NEUMANN—410 N. WALES ROAD

Josh Pudelko from Trio Engineering presented the updated plans, landscaping, building designs and general site information. As a recap, the development is proposing to have 100 units located in 7 multi-family buildings and 15 single-family home sites. The WIS DOT will be installing the emergency access entrance on Hwy 83 during the highway reconstruction. Updates included talking to Paul Sandgren to discuss the connection to the Glacial Drumlin Trail (they were told it would be allowed) and changes to the landscaping to be more aggressive in the buffer areas, around the detention ponds and screening of buildings. It was noted that the final plat still had a 25-foot wide landscape buffer lot dedicated to the Village. That dedication will be removed and the 200 feet of public roadway at the entrance from Hwy 18 will be renamed. Questions regarding drainage onto the Chase property and snow removal were also addressed. Runoff from the property should be handled by the detention ponds located on the property itself and any runoff that may end up in the wetlands should be slowed getting there by the other

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ponds. Snow removal may be a challenge, but should be manageable as they have designate “push” areas.

Questions regarding the tax increment guarantee, how it would be collected, where it would go and who would be doing the guarantee were raised. Members thought it would be better to have whatever type of guarantee that would be required to protect the Village be given by Mr. Neumann and not Ten Point Corporation, as there have been issues in the past with other developers. Village President Flaws stated that he, Trustee David Lang, Todd Taves from Ehlers Associates, the Village’s bond counsel, and possibly the Village Attorney, would be meeting Wednesday morning to go over the guarantee issues and sewer district creation. More information will be available after that meeting.

The issue of breaking up the property into three parcels was brought up again. The Building Inspector has raised issues and concerns it could cause if there were three different owners. Attorney Murn stated that there would be three associations created to deal with this matter: a homeowners association, an apartment association and a Master Association to oversee all of the development. Rules are being created to cover the maintenance, snowplowing, etc. and the Master Association would enforce them. This will help create uniformity in the operation of the development, which is what everyone wants. Also, changing Association rules will require a vote of 85% of the members based on 1 vote per single family lot (15) and 1 vote per (4) units in the apartments (25) for a total of 40. This distribution is intended to prevent either group from unilaterally changing rules.

Questions were also raised regarding traffic, exiting the development and permeable pavers.

The Wales Genesee Fire Department has met with the Developers, and has no objections to the proposed design and layout. The Department will be asked to submit a letter of approval for the record.

Work will continue on the Planned Unit Development Agreement, which should be available soon. The document will address all the Village concerns and will incorporate the Developer’s Agreement.

A Public Hearing on May 27, 2014, will be held in conjunction with the regular Plan Commission meeting to review and make recommendations to the Board; and possible final approval will be addressed at the June 2, 2014, regular Village Board meeting.

PLAN COMMISSION ADJOURNMENT

Motion to adjourn by Wayne McStrack, second by Alan Theis, motion passed, unopposed. The Plan Commission meeting was adjourned at 7:55 p.m.

FIRE CHIEF MONTHLY UPDATE

Chief Moon was not required to attend the meeting. The Board reviewed his monthly report. There were 25 calls for April 2014. Total runs for 2014—123. There were 7 fire calls (3 in the Village, 4 in Genesee), 3 motor vehicle accidents (none in the Village, 3 in Genesee), 11 EMS calls (3 in the Village, 8 in Genesee) and 4 mutual aid calls given. The Village Board requested an update on the Department’s budget, staffing, etc. The Clerk will contact the Wales Fire Board members to see if they are available to attend the July 7, 2014, Board meeting.

APPROVE THE REQUEST FOR A TWO (2) YEAR EXTENSION OF THE KETTLE MORaine JUNIOR LASERS EXISTING FACILITY USE AGREEMENT FOR USE OF DIAMONDS AT WALES COMMUNITY PARK

Motion by Trustee Lang to accept the Park Commission's recommendation and approve a two (2) year extension of the Kettle Moraine Junior Lasers existing facility use agreement for use of diamonds at Wales Community Park with all other conditions and terms remaining in effect, second by Trustee Reinbold, passed.

BILLS APPROVED FOR PAYMENT

Bills submitted for 2014 expenses were approved on a motion by Trustee Mace, second by Trustee Mayernick, passed.

Correspondence, Sheriff's Department reports and miscellaneous files were submitted.

ADJOURNMENT

The Board adjourned at 8:35 p.m. on a motion by Trustee Mace, second by Trustee Mayernick, passed.

Submitted by:
Gail E. Tamez, Clerk